

Report PDR-PCD-11-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Scott Taylor, Senior Planner
Meeting Date: March 15, 2016
Subject: Proposed Official Plan Amendment 134 Merit Report
Status: Recommendation adopted by Committee as presented per Resolution PCD53-16; Endorsed by County Council April 5, 2016 per Resolution CC46-16;

Recommendation(s)

THAT Report PDR-PCD-11-16 regarding proposed Official Plan Amendment Number 134, to consider site specific commercial exceptions on a property, be received;

AND THAT the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate the subject lands from the 'Space Extensive Commercial' designation to the 'Space Extensive Commercial with Exceptions' designation for lands described as 202466 Highways 6 & 21, Geographic Township of Derby, Township of Georgian Bluffs, provided the Township of Georgian Bluffs is prepared to hold a joint public meeting in consideration of the necessary Township Official Plan and Zoning By-law Amendment requirements.

Background

The County of Grey is in receipt of an application from Skyline Retail Real Estate Holdings Inc. to amend the County of Grey Official Plan for the purpose of permitting an exception to the 'Space Extensive Commercial' designation to allow for the re-development of an existing commercial lot at Plan 535, Lots 72 & 73, RP16 R1488, Parts 1 & 2, Geographic Township of Derby, Township of Georgian Bluffs (202466 Highway 6 and 21). The exception would contemplate some additional permitted uses, beyond what is currently permitted in the Space Extensive Commercial designation, and allow the existing larger retail store to be subdivided into an additional retail unit (for a

total of two retail units). The subject lands are currently occupied by the Staples store, formerly occupied by the Canadian Tire store.

The purpose of this report is to formulate a recommendation to the Planning and Community Development Committee to determine if merit exists to support the above-noted amendment in principle, and to establish if the County should proceed with the holding of a joint public meeting and formal review of the application.

The proposed amendment would re-designate approximately 2.52 hectares (6.23 acres) of land to the 'Space Extensive Commercial with Exceptions' designation. The existing tenant of the large commercial building does not need all of the existing building area and the owner wishes to consider adding an additional commercial tenant. The space to be occupied by the new commercial tenant would largely be within the existing building (507 m²), but would also include a small addition (200 m²) to the building. The existing private services would not be expanded and would service both the existing and future commercial tenants. Should the development applications be approved the two commercial spaces would be approximately 1798 m² and 707m².

The County Plan has identified some 'Significant Woodlands' at the rear of the subject lands, but these woodlands are outside of the areas contemplated for development.



Map 1: Airphoto of the Subject Property and Surrounding Lands

The proposed development also requires official plan and zoning by-law amendment applications from the Township of Georgian Bluffs.

The subject property is west of the City of Owen Sound on the Sunset Strip. Access to Provincial Highways 6 and 21 is provided via permanent easement via the abutting McDonald's lands. The subject lands are largely paved, with the exception of the woodlands and the existing Staples store. The proposed addition to the building would be within a small portion of the paved parking area. Surrounding the subject lands are a mixture of commercial properties, including the Giant Tiger / Galaxy Theatres / Joe Tomatoes plaza, Home Hardware, McDonalds, and the Beer Store.

Clinton Stredwick of Pioneer Planning Solutions has submitted a Planning Report in support of the proposal. In addition, WSP Canada Inc. has submitted a Scoped Servicing Report as appendix to the Pioneer Planning Report. Copies of all reports, background materials and plans can be found at the below link.

[Link to Skyline Retail Holdings Background Materials](#)

Should the County Planning and Community Development Committee see merit in this application proceeding to a public meeting, a joint public meeting would be held with the Township of Georgian Bluffs.

Analysis of Planning Issues

In rendering decisions, planning authorities must have regard to matters of Provincial interest and be consistent with the Provincial Policy Statement (PPS). Decisions within the County must also conform to the County of Grey Official Plan.

Provincial Interest – Legislation, Policy, Guidelines

Section 1.3 of the PPS speaks to promoting economic development and competitiveness.

The subject lands are outside of current settlement area boundaries, but are within an existing designated commercial strip. Sections 1.1.4 and 1.1.5 of the PPS provide policy direction on rural areas and lands within municipalities. Rural economic opportunities should be promoted where rural service levels are sufficient to sustain such opportunities.

Within section 1.6.6 of the PPS, guidance on hierarchical servicing and stormwater management is provided.

Section 2.1 of the PPS contains policies on the protection of significant natural heritage features.

The applicant has submitted a planning report and an engineering report which are aimed at addressing the PPS and the criteria under the *Planning Act*. The County will be circulating the technical reports to the appropriate review agencies and the public to obtain comments on the specific matters contained within.

County of Grey Official Plan

All new development proposals within the County must conform to the purposes and policies of the Official Plan.

As noted above, the subject lands are currently designated as Space Extensive Commercial on Schedule A to the County Plan. An amendment is required for the proposed development, which would permit some additional permitted uses, and allow for the existing larger commercial building to be split into two units.

The requirements for official plan amendments are outlined in section 6.3 of the County Plan, while the detailed Space Extensive Commercial policies are found at section 2.10 of the Plan. The appendices to the County Plan also identify a pocket of 'Significant Woodlands' on the subject property.

As per above, the submitted materials will be circulated to the appropriate agencies and the public for their input.

Financial / Staffing / Legal / Information Technology

Considerations

There are no anticipated financial, staffing or legal considerations associated with the proposed official plan amendment, beyond those normally encountered in processing an amendment. The County has collected the requisite application fee and peer review deposit for this application.

Should the application be appealed to the Ontario Municipal Board additional financial, legal, or staff resources may be required.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, requires the continued management of development and the application of sound land use planning principles. Following the agency circulation and public process, staff will be in a position to make

recommendations regarding the proposed commercial exceptions with respect to whether or not the matter;

1. has regard for matters of Provincial Interest under the *Planning Act*,
2. is consistent with the Provincial Policy Statement, and
3. conforms to the goals and objectives of the County Official Plan.

Attachments

None

Respectfully submitted by,

Scott Taylor, MCIP, RPP
Senior Planner

Director Sign Off: *Randy Scherzer*